



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT NO. 00-034-(2)
ZONE CHANGE

RPC/HO MEETING
DATE
November 7, 2001

CONTINUE TO

AGENDA ITEM
9

PUBLIC HEARING DATE
November 7, 2001

APPLICANT David Kim		OWNER David Kim		REPRESENTATIVE Hank Jong	
REQUEST Authorization to divide the current lot and change the zone on the back portion of the lot from R-3-P to C-2.					
LOCATION/ADDRESS 11224-11232 Western Avenue ACCESS Western Ave. to the west			ZONED DISTRICT West-Athens Westmont		
			COMMUNITY West Athens		
			EXISTING ZONING R-3-P (Limited Multiple Residence – Parking)		
SIZE 1.72 acres		EXISTING LAND USE Restaurant and vacant lot		SHAPE Rectangular	TOPOGRAPHY Flat
SURROUNDING LAND USES & ZONING North: R-3-P - Parking lot			East: R-1 Residential - Homes		
			West: C-2 Carl's Jr. Restaurant		
South: R-3-P & C-2 Vacant (Proposed lot for ingress & egress)					
GENERAL PLAN	DESIGNATION		MAXIMUM DENSITY		CONSISTENCY
Countywide	Community Commercial		N/A		See Staff Analysis
Area	N/A		N/A		See Staff Analysis
ENVIRONMENTAL STATUS Negative Declaration					
DESCRIPTION OF SITE PLAN The site plan depicts the rectangular parcel fronting on Western Avenue to the west and the R-3-P portion of the lot to the rear, or east, adjacent to an existing 20' alley existing separating homes from the R-3-P zone. An existing service station is shown on the northeast corner of Western Avenue and Imperial Highway and Western Avenue and Imperial Highway are shown to have 57.5' half street rights-of-way.					
KEY ISSUES See Satisfaction of Section 22.16.110, Title 22 of the Los Angeles County Code, Zone Change "Burden of Proof" requirements. <div style="text-align: right;">(If more space is required, use opposite side)</div>					

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON					
RPC HEARING DATE(S)		RPC ACTION DATE		RPC RECOMMENDATION	
MEMBERS VOTING AYE		MEMBERS VOTING NO		MEMBERS ABSTAINING	
STAFF RECOMMENDATION (PRIOR TO HEARING)					
SPEAKERS*		PETITIONS		LETTERS	
(O)	(F)	(O)	(F)	(O)	(F)

*(O) = Opponents (F) = In Favor